

TO LET

1 BRADFORD COURT, GALWALLY, FORESTSIDE, BELFAST BT8 6RB

PRIME OFFICE SUITES IN FANTASTIC OFFICE BUILDING WITH PARKING
SUITES FROM 1,680 SQFT TO 7,823 SQFT

Lisney
COMMERCIAL REAL ESTATE

LCCC
Lisburn &
Castlereagh
City Council



Lisney

COMMERCIAL REAL ESTATE

FEATURES

Outstanding headquarter style office building with excellent profile

Suites available from 1,680sqft to 7,823 sqft

Shared meeting rooms, gym and shower/changing facilities

On site parking with barrier controlled access

Situated adjacent to Forestside Shopping Centre and the Knock Dual carriageway

LOCATION

The subject is located in Belfast, on Upper Galwally which can be accessed off the A24 or A55. The A24 provides direct access into Belfast, 3.5 miles north-west, and the A55 provides direct access to George Best Belfast City Airport, 6 miles north-east.

The property is easily accessible with major transport links available in close proximity.

Neighbouring occupiers include Forestside Shopping Centre, Homebase, Sainsburys and Forster Green Hospital.





DESCRIPTION

The building comprises a 2-storey over basement purpose built HQ office building. The building has a steel portal frame construction with a mix of sandstone block and glazed elevations and a feature semi-circular glazed entrance foyer with full height atrium and stained glass ceiling.

Internally the building comprises basement, ground and first floor accommodation; with the ground & first floors similar in layout and specification.

The basement currently provides shared space which includes a gymnasium/fitness suite, shared IT server room, kitchen and shower facilities.

The ground floor comprises a shared entrance lobby, reception and toilet facilities which all building occupants benefit from.

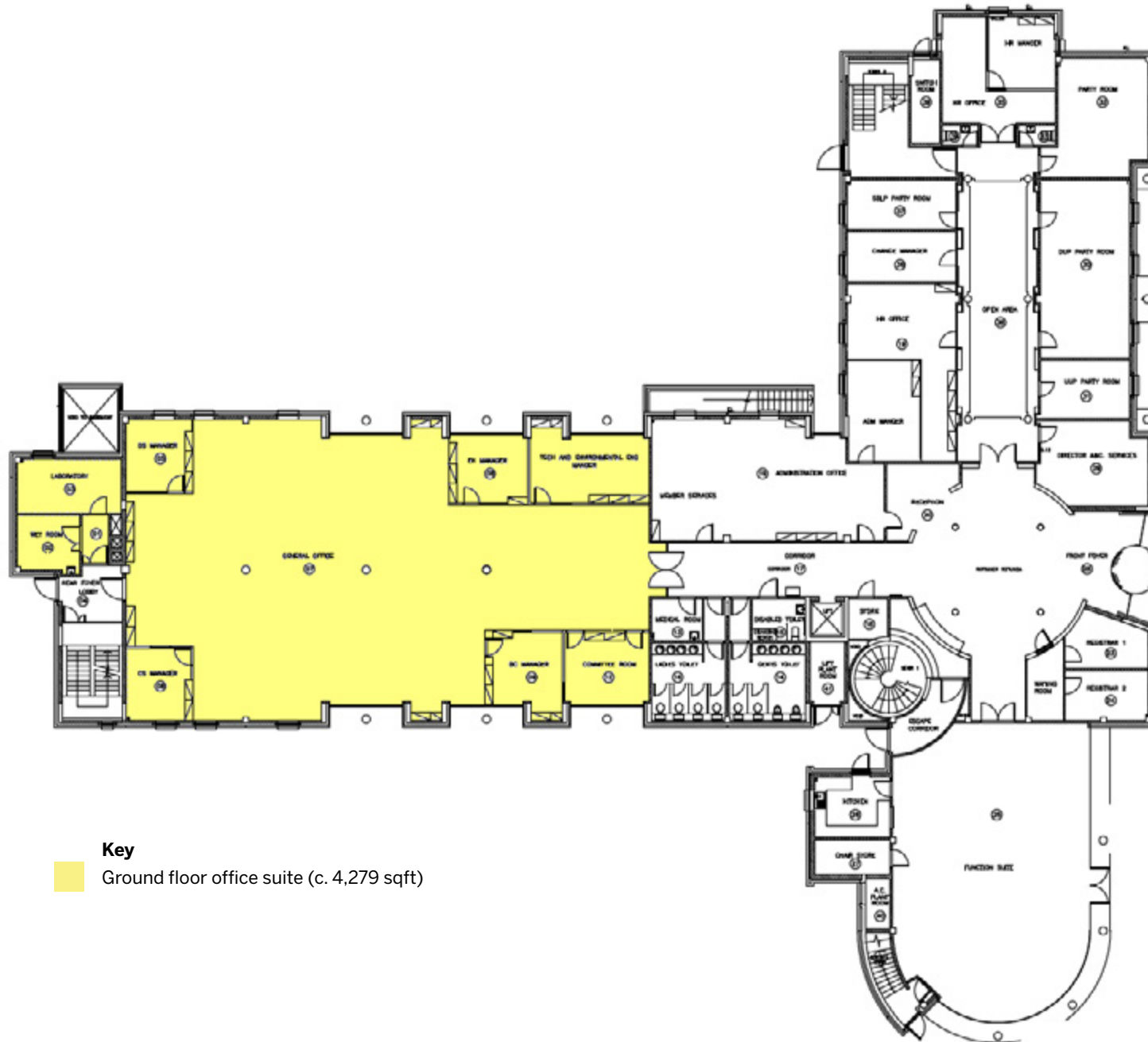
Externally the property provides private parking provisions on site. The car park is individually laid out and finished with brick paving. There is also attractive mature landscaping.

The site is fully self-contained with security controlled access gates, security office at main entrance and perimeter lighting.

The building specification includes:

- Attractive sandstone clad exterior
- Feature lighting to entrance, atrium and grounds
- Glazed revolving entrance doors to reception
- Feature reception lobby with full height atrium and stained glass ceiling
- Mix of raised access carpeted floors and solid floors across the building
- Suspended ceilings with recessed LED lighting in the majority of office space
- Feature ceilings & lighting in reception and various boardrooms/meeting rooms
- Gas fired heating
- Shared IT server room and Cat 5E cabling
- Contemporary male and female toilet facilities
- 8 person passenger lift
- Alarm System, swipe access-controlled entry system, panic alarms & CCTV
- Gym / fitness suite & shower facilities in the basement
- Bicycle & bin Storage

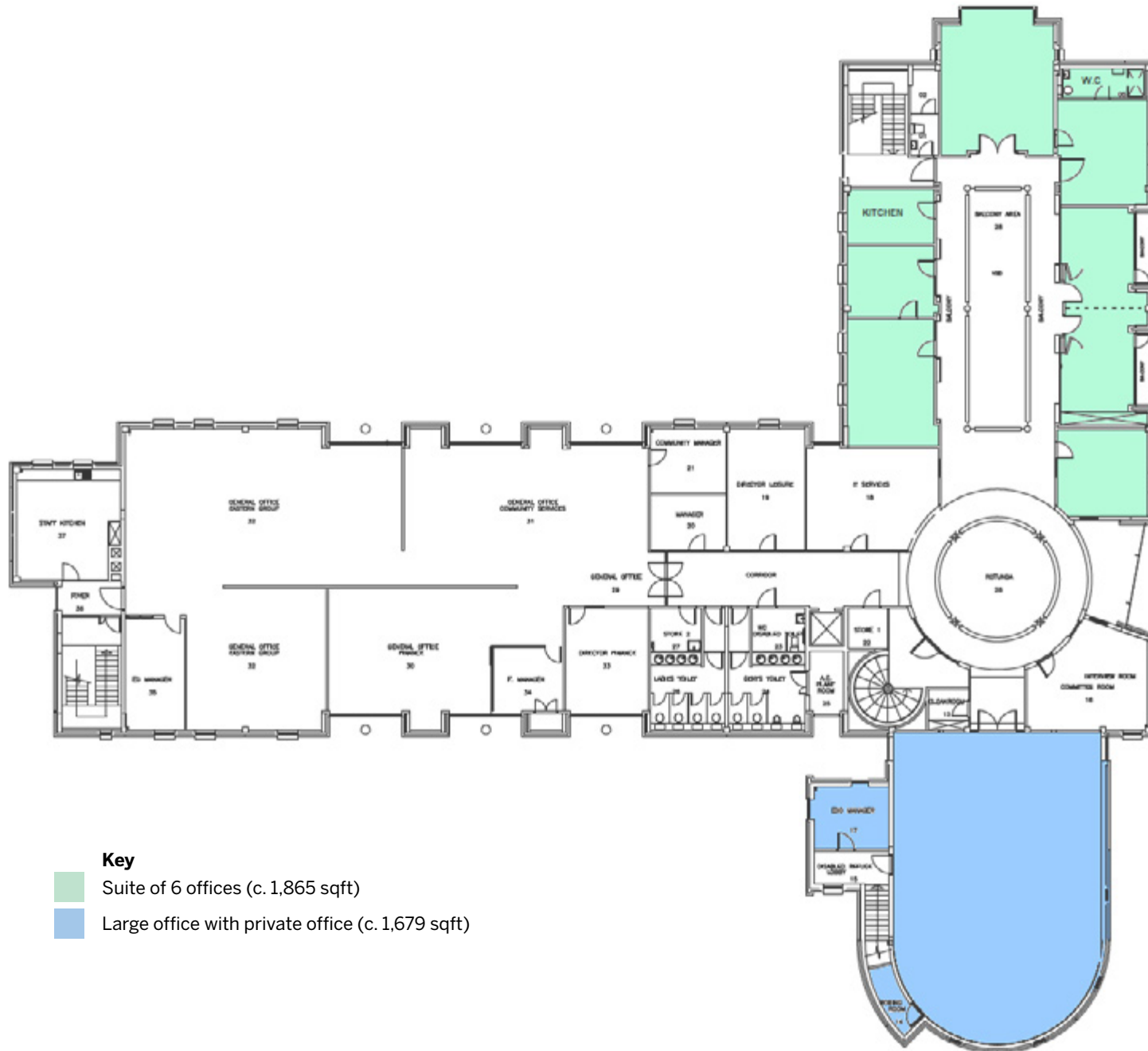
FLOOR PLAN
GROUND FLOOR





Key

Ground floor office suite (c. 4,279 sqft)

FLOOR PLAN
FIRST FLOOR



Key

-  Suite of 6 offices (c. 1,865 sqft)
-  Large office with private office (c. 1,679 sqft)

GROUND FLOOR SUITE

Accommodation

Approximately 4,279 sqft (397.5 sqm)

Features

The subject office suite is based on the ground floor and is accessed via the shared reception. The suite comprises a large open plan office space with 6 private offices / boardrooms.

The suite also benefits from a storeroom and private kitchen to the rear.

The office space is fitted with raised access carpeted floors, plastered and painted walls, suspended ceilings with recessed LED lighting and numerous fitted storage cupboards.



FIRST FLOOR SUITE OF OFFICES

Accommodation

Approximately 1,865 sqft (173 sqm)

Features

The subject suite of offices is located on the first floor and accessed via the shared reception area.

The accommodation comprises 6 well proportioned offices / boardrooms, one of which benefits from a private bathroom and shower facilities.

The office space is fitted with carpeted floors, plastered and painted walls and suspended ceilings with recessed fluorescent lighting.





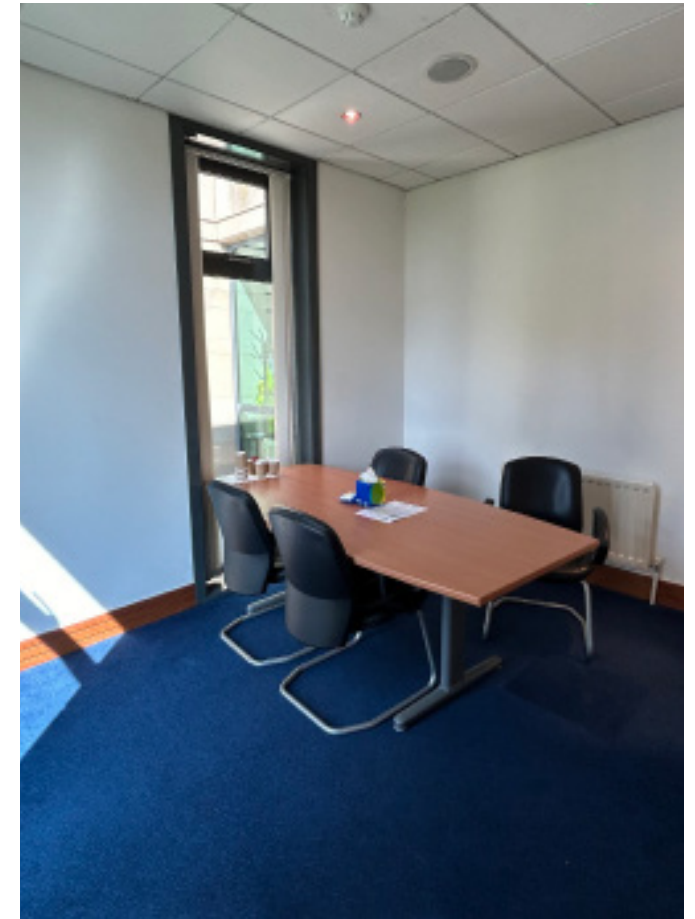
FIRST FLOOR SUITE

Accommodation

Approximately 1,679 sqft (156 sqm)

Features

The subject suite comprises the former Council Chambers, recently refurbished to provide a modern, light and bright open plan office suite. The suite benefits from a private office and a store / server room.



SERVICE CHARGE & INSURANCE

There is a service charge apportioned for the upkeep of the internal & external common areas and buildings insurance.

RATES PAYABLE

The entire building is rated as below, however the subject will be reassessed upon occupation.

Capital Value:	£248,000
Rates Poundage 2024/25:	£0.551045
Rates Payable (approx):	£136,660

RENT

Rent on application.

TERMS

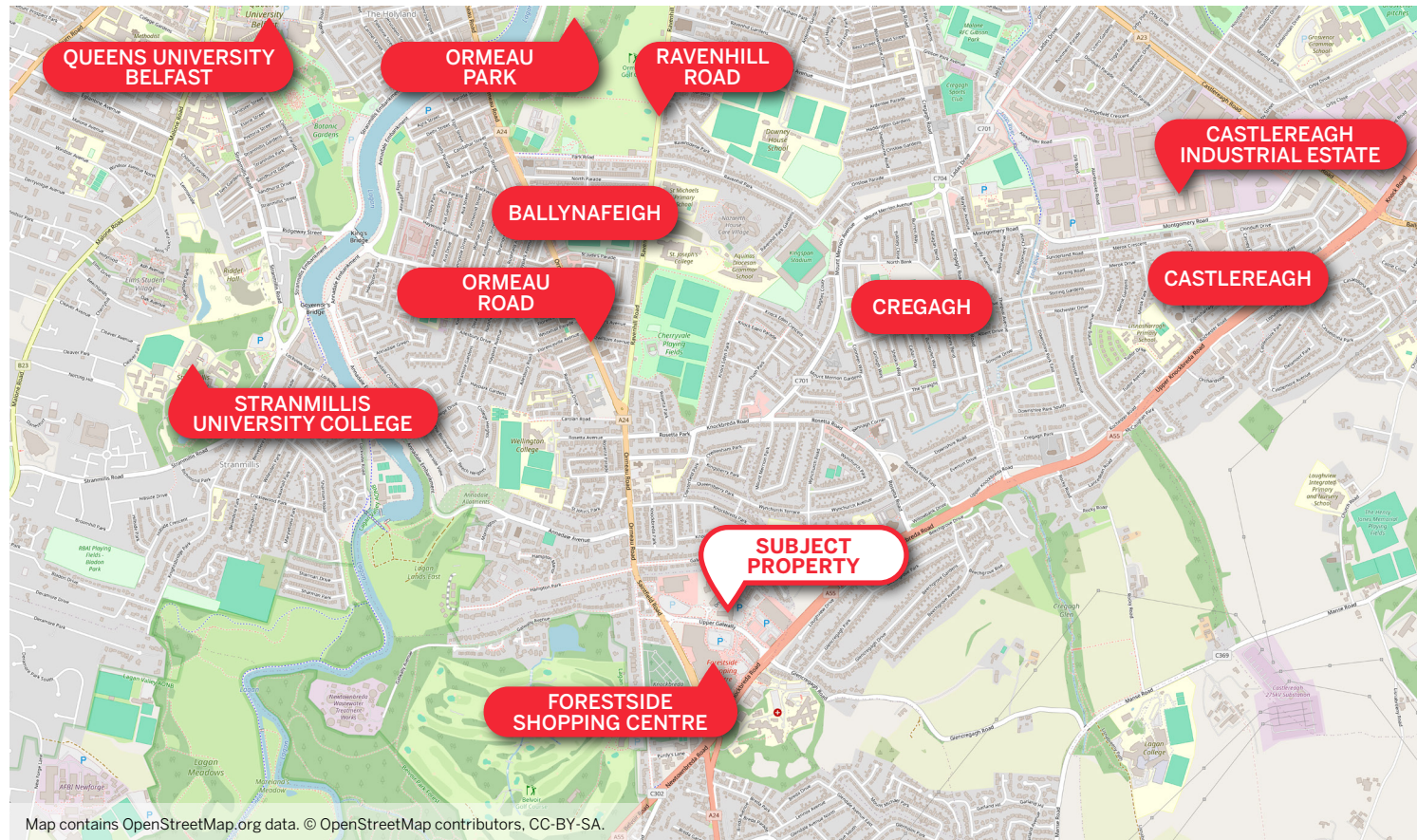
A new lease on effective Full Repairing and Insuring terms is available.



SHARED FACILITIES



LOCATION



Map contains OpenStreetMap.org data. © OpenStreetMap contributors, CC-BY-SA.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Further information is available at www.lisney.com

EPC

The property has an Energy Efficiency rating of C53. The full Certificate can be made available upon request.

SCORE	OPERATIONAL RATING	THIS BUILDING
0-25	A	← C 53
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	

CUSTOMER DUE DILIGENCE

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REF 23580

Lisney

COMMERCIAL REAL ESTATE

For further information:

Lynn Taylor: 028 9050 1556 / 07813 020 181
ltaylor@lisney-belfast.com

Jordan Mallon: 028 9050 1511
jmallon@lisney-belfast.com

Viewing strictly by appointment with the sole letting agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House
29-33 Montgomery St, Belfast BT1 4NX
Tel: 028 9050 1501
Email: property@lisney-belfast.com

lisney.com   

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